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 Surf Pines Association Newsletter
 for all members



the Surf Pines Breeze

Annual Meeting Report

Those members who did not attend the annual meeting on July 30 may be wondering what they missed. Here are highlights; but of course no mere report can convey the passionate debate on vital issues that characterizes our get-togethers.

Ballot Results

Al Laakso and Tom Wilcox were elected to the board to replace Norma and Gene Keever, whose terms ended. (See page 2 for the new board lineup.) Members also gave overwhelming support to the board's initiatives in the property exchange with the water association, the road impact fee, and extending membership to the owners of property inside the north gate who have not previously been part of the association.

Ninety-three valid ballots were cast, roughly one-third of the possible 270 voters. Fifty-three people attended the meeting, representing 40 votes. This turnout was slightly higher than last year's and 15 more ballots were submitted. The board hopes these statistics signal an increasing involvement in association affairs by more members.

Business Meeting

In other actions, members approved the minutes of last year's meeting and, after discussion and some questions, approved the proposed budget. (See *Finances & the Budget*, page 2.) President Linda Thompson gave an overview of the board's work for the past year, stressing the cleanup of damaged trees on Surf Pines Road and replanting, by Norma and Gene Keever, of 1000 seedlings; acquisition of two new street lights for Ocean Drive; resurfacing of substantial areas of Manion Drive and Horizon Lane; supervision of gate functioning and other security matters, to which Gene Keever devoted a great deal of time and expertise; cleanup of storm damage throughout much of the year; ongoing negotiation with the developers of Pinehurst Estates about an emergency access into Surf Pines.

Pinehurst

Following the balloting, the president presented a question relating to Pinehurst Estates and asked members for guidance. The matter arose too close in time to the

annual meeting to permit polling the whole membership, but the board did not want to act without knowing members' wishes.

Background: The Planning Commission recently granted preliminary planning permission for Pinehurst Estates development; but the commission limited the height of the westernmost line of houses to 18 feet instead of the 26 feet requested in the application. The county also said that it does not require an emergency access from the development through Surf Pines, and that the developers and the association should resolve the issue between them. The proposed western building line for the development was approved by the commission but is a cause of concern to some people.

The Question: An agreement was proposed between attorneys for the developers and representatives of Surf Pines whereby the association would agree not to oppose the building line and would support a graduated house height from 18 feet (at the north end) up to 26 feet along that line; in return Pinehurst developers would drop their demand for an emergency access into Surf Pines. With an

see Annual, page 2

Nature Notes

by Lyn Sproul

New Board Lineup

Officers and committee heads for the 1995-96 board are:

President Marge Bloomfield
Vice President John Orr
Secretary Tom Wilcox
Treasurer Mickie Chopping
Asst. Treasurer Al Laakso
Gates & Security Al Laakso
Hospitality Sally Allegaert
Board Policies Linda Thompson
& Procedures

John Orr will chair the committee to develop CC&Rs; Norma Kever has volunteered to work on the park plans; and Gene Kever will continue to work on gates and security. Other members are being asked to serve on some of the committees where there is much work to be done. (See board data, page 4.)

The board will normally meet on the third Thursday of each month at 4 PM at the Bloomfields' house. In September the meeting will be on Wednesday, the 20th. Please contact a member of the board in advance if you wish to attend, to be sure of the time and place.

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agreement in prospect, the Planning Commission had been asked to reopen the Pinehurst Estate file at its August 1 meeting to reconsider the house height limitation. The board asked members present whether on behalf of the association it should enter into such an agreement. In response to questions, Linda clarified the complex situation of the building line, which several members believe violates a line established by statute in 1992. These individuals plan to appeal the Planning Commission's approval.

The Response: After much discussion, a motion was made and seconded that the association sign the agreement and have our legal representative attend the August 1 meeting to support the compromise. The motion was defeated by a vote of 36 to 4; most members present thought the agreement not in Surf Pines' interest.

Awakening to a robin's song is special Surf Pines pleasure, it helps one ignore the reveille of raucous crows. Robins, crows, chorus frogs, silent fly-overs by pristine gulls. Beaver, elk, hawk, deer, the call of the wild pheasant. Cattle lowing in a lakeside meadow. Sandpipers chasing shoreline waves, hummingbirds hungry at my window box. Such a wealth of nature to enrich the life at Surf Pines.

My neighbor nurtures a Noah's parade of squirrels, swallows and birds of gold and orange hues. A pesky starling squatted in our roof vent in '94, but a certain kindly security manager upset *her* applecart. Forget not our mosquitoes, that whine, those itchy bumps on our limbs attest to their horrid presence. And that bane of gardeners: gophers, wreaking havoc in our landscape. Last week the pungence of an unwelcome black and white critter. Visitors gawk at tiny emerald frogs in our roses and dahlias. Such "photo ops!" A glorious abundance of wild life.

The Oregon Silverspot butterfly alighted on a mauve candytuft recently. Here was one of a rare species wafting through my garden! She's lovely... dusty silvery gold. Land developers dislike her presence hop-

ing Scotch broom smothers her habitat, the *viola adunca*. But an enlightened developer not only chose to set aside habitat for this butterfly but named the enclave after the creature. How sensitive!

Periwinkles are dainty, their blue a famous name in our color palette, their creeping foliage a ground cover that might be a fire retardant. When brush fires burned homes in Southern California officials announced that certain ranch houses had been spared due to foundation plantings of periwinkle (*vinca minor*). The southwest corner of Lucas and Manion Drives is an inviting forest since a neighbor spent months clearing the underbrush.

Flowers flourish at Surf Pines; annual petunias, sweet peas, *nemesia*. Perennial daffodils, daisies, lilies. Shrubs of lilac, rhodies, azalea, honeysuckle. Early sunny morning here the air is pine scented and still, a tonic. When cycling or walking our byways one sees the sword fern, briar rose and Queen Anne's lace, a never ending blossoming of our ocean-edge Eden.

From the tranquil lake to the ocean pounding a wild beach, Surf Pines is truly a harmonious sanctuary of nature.

Aftermath: On August 1, the Planning Commission chose not to reopen the file. Its approval conditions are being appealed.

Finances & the Budget

During discussion of the budget, Bob Black asked a very reasonable question that left the board with red faces because, in treasurer Mickie Chopping's absence, no one could answer it. Bob wanted to know why the cash on hand shown in last year's financial statement plus the net income from this year did not equal the figure for cash on hand this year; instead we seem to have a surplus of some \$3,643. We promised to investigate and report back. The discrepancy turns out to be traceable to: first, use of income figures that included some monies due but not yet received; second, lack of adjusted end-of-year figures to replace the tentative numbers given

in the statement, which had to be prepared only a few days after the end of the fiscal year in order to be included with the annual meeting mailing; third, possible confusion of some monies when the water association's accounts were separated from the homeowners' and when we changed bookkeepers. (See page 3 for what we are doing about the situation.)

Fire Hazards

Before the start of the business meeting, Linda introduced Doug Shadbolt from the Oregon Department of Forestry, who spoke for about ten minutes on the dangers of wild fire in Surf Pines and outlined the steps we can take to protect homes and property. Much of his advice is available in the brochure, *Home Protection Guide*, included with your *Surf Pines*

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Regarding Norma Keever's letter, which you probably received: Presidents' Comments.

(These comments represent our joint views, not necessarily those of each board member.)

On September 2, 1995, a letter was sent to the Surf Pines community by Norma Keever. Few in Surf Pines have worked harder or achieved more than Norma, and Gene, in recent years for the benefit of our community. Norma's letter offered members information that they might not already have about recent events regarding Pinehurst Estates and urged them to get involved.

Clearly the Keevers, the Groshongs and other members at the south end of Ocean Drive have a legitimate, particular interest in protecting their ocean views and their property values from any impingement by a development to the south. Other owners will be less impacted by what happens in that development and many will be untouched.

Certain points in the letter were, we believe, either inaccurate, misleading or confusing. Furthermore, there is a probably unintentional implication that the membership might be asked to make decisions without adequate information, opportunity to ask questions, or time to reflect. In an attempt to clarify some of this matter, the President of the Surf Pines Association and the President of the Surf Pines Water Association feel duty-bound to their respective members to comment as follows on the numbered points in Norma's letter.

1. At the annual meeting of the Surf Pines Water Association, held on August 19, 1995, which many of you attended, the members present voted overwhelmingly to direct the Board of Directors to review *all* of the alternatives to upgrading our system including having further review discussions with the City of Warrenton, and to report back to the members. See the President's report in this newsletter for details.
2. We believe that an examination of the record will show that the Clatsop County Planning staff basically sidestepped the issue of an emergency access from Pinehurst Estates through Surf Pines by saying that the county did not require such an access. It expressed the opinion that an emergency access onto Ocean Drive is not a suitable location and left it up to the developer and the association to work out their differences. The association knows that the membership is overwhelmingly opposed to any access through Surf Pines from Pinehurst Estates and is working diligently to carry out the members' wishes.
3. The reason for the "Warrenton water discussion" is explained in number one above. Nothing having to do with the Pinehurst Estates development has come before the Board of Directors of the Water Association. As President of the Water Association, I would support no action, nor do I believe the other members of our board would support any action, which would undermine the position that the association has taken relative to Pinehurst Estates.
- 4., 5., 9. The proposed house heights and building line for Pinehurst Estates are reported on pages one and two of this newsletter. The appeals have also been noted.
7. The impact of any development on property values is a matter of opinion, not fact.
- 8., 10. Members have always had the opportunity to express their opinions, ask for and receive information, and make their views known whether at annual meetings, board meetings, or by letter or phone calls. We welcome and encourage your input now as always.

Your boards try to be even-handed in representing divergent views and we firmly believe in the rule of the majority. We will continue to act as best we can to implement the desires of the majority of our members.

Burr Allegaert, Pres., SPWA

Marge Bloomfield, Pres., SPA

First 1995-96 Meeting

Financial Review Planned

At the August 17 meeting our bookkeeper, Sue Woodford, met with us to iron out some problems with our financial reporting. To make certain that we have an accurate account of our finances, we thought the books should be reviewed. Burr Allegaert, as water board liaison, agreed that a review is advisable for both associations, and he and Al Laakso are getting bids from accountants. It may take a bit of time, but we will report the result when it is available.

Waterhouse Trust Land

The board tabled some of the agenda on August 17 to hear a report on plans to develop all the Surf Pines acreage held in the Waterhouse and MacDonald Trusts at the First Interstate Bank. A total of about 84 acres, along the east side of Ocean Drive north of High Surf to the beginning of Strawberry Hill and on the east side of Manion from the start of the 2100 house numbers to just south of High Surf, is involved. Robert Foster, planner, presented preliminary plans for three separate developments that would produce some 74 homesites. Wetlands on all the acreage will, of course, be preserved and no zoning variances are apparently contemplated. But Foster emphasized that plans are provisional at this stage. The trustees will keep us informed as planning proceeds.

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Handbooks. Shadbolt emphasized how vulnerable this area is because of the highly combustible beach grass, pine trees, cedar roofs and other materials in our environment. He advised homeowners to get permits to burn tree and garden refuse, always to use a burn barrel, and to check with the forestry department about current conditions before starting to burn during the dry season. The recent destructive fire on Long Island, an area very similar to this coast in its mix of vegetation and development, should serve us as a warning. Before a fire can be brought under control, much property and sometimes lives are lost. Prevention is better.

Gates and Security

No matter how often we urge members to observe the speed limit of 25 m.p.h. and the few simple rules about the gates, some people still speed through Surf Pines as if they were being chased and either forget or don't care to conform to the system. Yet all of us have the same interest in preserving lives, well-being and property. The gates were installed because a majority of residents believed they would enhance safety and security and would reduce the incidence of burglary and vandalism. If the gates are not used effectively, we defeat these purposes and have wasted a lot of money and time. Ken Buckingham, Gene Keever and the security committee do their best; but without everyone's cooperation, it's an impossible job.

Here, once again, are the gate procedures the board has adopted. **Please read, note, remember and follow them.**

1. On approaching the entrance gate, if not using a transmitter, be sure to enter your code number with slow, firm pressure. The computer must have time to register the numbers.
2. Do not open the gate for someone ahead of you unless you *know* the person is a Surf Pines member or legitimate visitor.
3. On leaving, slow to 5 m.p.h. to give the sensor time to register your presence and always pass fully over the yellow diamond in the road. If you miss it or go too fast the gate cannot open and you must then reverse over the sensor area.
4. **Never** post your personal code number in a public place; reserve it for your own and your family's use.
5. Get a special code number from Ken or the board security person **at least a week before** you plan and advertise a garage, yard sale or any kind of open house. The special code number can be used **only at the south gate** but may be advertised and posted. Any signs posted at the south gate can be fastened only to a wooden post or an A-frame. Signs on the highway must be removed as soon as the sale ends.

see Board, page 4

One Other Tip:

Directory and Handbooks

Every member of both associations should have a copy of the *Surf Pines Handbooks*, which we distributed last year. We waited for reactions telling us about all we had neglected to include, intending to add material and make changes as necessary. Instead, we kept getting questions that are answered in the *Handbooks*, which made us wonder whether anyone ever read them. If you can't find your copy, perhaps it is resting in that seldom-visited closet or drawer where you put it to be read... sometime. The contents repay reading, even for long-time residents. With this newsletter we include an update of the Directory of homeowners that accompanied the *Handbooks*.

Block Party!

August 5 turned bright and sunny just on schedule for the street party on Lucas. Close to 80 people came to the Wilcox driveway to mingle with their neighbors, dance to the mellow music of Jerry Hahn's Dixieland Band, and sample the wonderful variety of foods everyone provided.



Nancy and Tom Wilcox were welcoming hosts, Sally Allegaert had things superbly organized, and it was clear that a splendid time was had by all. Now that we have had two successful summer block parties, we have a living tradition, which we hope to continue in future years.

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6. For large parties or special occasions, before sending out invitations, let Ken know and get a special code for that day only, again **not less than a week in advance.**

When gates are locked open, it is because they are broken or a high wind makes it dangerous to keep them working. Ken says, "When the gates are open I have noticed a lot of strange vehicles that do not belong in Surf Pines driving all over, looking at houses, some where the owners are absent. I feel that they could be casing these places. Security is not easy to provide in a place as large as Surf Pines; leaving the gates open makes it that much

harder." Please, therefore, do not request that they be left open for personal reasons.

"When the gates are open I have noticed a lot of strange vehicles... they could be casing these places."

— Ken Buckingham, Security Manager

Another security tip: let Ken know when you are going to be away for an extended time and tell him whether other people may be using your house in your absence. If he knows you're away, he'll keep an eye on the house to make sure everything is as it should be. If he sees strangers on the property, he would like to know whether or not they should be there. Let him know, too, how to contact you in case of need.

One Other Thing

Is your phone number listed in the south gate directory? If so, visitors who do not have the gate code can scroll to your name, press in a number and tell you by phone that they are at the gate. You can then let them in by pressing 9 on your phone. **If you change your phone number, this system won't work.** Remember to let Ken know if you get a new phone number, so that he can reprogram the directory.

WANTED:

any information on mailbox damage perpetrated the night of 9/14-15/95
Mailbox tampering is a federal offense.

Surf Pines Association Board of Directors

President	Marge Bloomfield	2364 Manion Drive	738-8672
Vice President	John Orr	2334 Manion Drive	738-0944
Secretary	Tom Wilcox	2320 Lucas Drive	738-3515
Treasurer	Mickie Chopping	2265 Lakeside Court ...	717-0226
Asst. Treasurer	Al Laakso	2010 Ocean Drive	738-5273
Gates & Security	Al Laakso	2010 Ocean Drive	738-5273
Hospitality	Sally Allegaert	2164 Manion Drive	738-7717
Board Policies & Procedures	Linda Thompson	2370 Manion Drive	738-5365

the Surf Pines Breeze

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Members are invited to contribute articles or comments, letters to the editor, or anything fit to print, and we hope you will let us
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know your reaction to the new format. If you don't like it, don't hesitate – shoot the Breeze!

THE PIPELINE, the newsletter of Surf Pines Water Association, is included in this mailing. You will find names, addresses, phone numbers and terms of office of its board of directors on page 2 of **THE PIPELINE**.

Late-Breaking News

The Clatsop County Commission will hear appeals on the Pinehurst Estates plan at its October 18 meeting, 7PM, Clatsop County Courthouse, Astoria.

the Surf Pines Breeze

THE PIPELINE

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